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# The Gujarat Government Gazette

## EXTRAORDINARY

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Separate paging is given to this Part in order that it may be filed as a Separate Compilation.

#### PART IV-B

Rules and Orders (Other than those published in Parts I, I-A, and I-L) made  
by the Government of Gujarat under the Gujarat Acts

#### URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT

#### NOTIFICATION

Sachivalaya, Gandhinagar, 30<sup>th</sup> April, 2025

#### THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT, 1976.

**NO.GH/V/154 of 2025/UDUHD/MSM/e-file/18/2022/0016/L: WHEREAS** the Government of Gujarat has received the communication of GIFT Urban Development Authority dated 08.11.2024 (hereinafter referred to as "the said Authority") for variation in the GIFT Area Development Control Regulation of the Development Plan of the said Authority sanctioned by Government Notification, Urban Development and Urban Housing Department No.GH/V/170 of 2011/GIFT-102011-2523-L, dated 19.10.2011;

**AND WHEREAS**, the proposal of said Authority dated 08.11.2024 for the variation under section 19(1) of the Gujarat Town Planning and Urban Development Act, 1976 (President's Act No. 27 of 1976) (hereinafter referred as to "the said Act") in the GIFT Area Development Control Regulation of the said Authority was considered by the State Government;

**AND WHEREAS**, the variation proposed to be made in the GIFT Area Development Control Regulation of the said Authority was published, as required by the Section 19(1) of the Gujarat Town Planning and Urban Development Act, 1976 (President's Act No. 27 of 1976) (hereinafter referred as to "the said Act"), in the Gujarat Government extra ordinary Gazette Part IV-B dtd.03.12.2024 on page no.371-1 to 371-2 under Government Notification, Urban Development and Urban Housing Department No. GH/V/404 of 2024/UDUHD/MSM/e-file/18/2022/0016/L, dtd.02.12.2024 along with a notice calling upon any person to submit suggestion or objection, if any, with respect to the proposed variation to the Principal Secretary to the Government of Gujarat, Urban Development and Urban Housing Department, Sachivalaya, Block No. 14, 9<sup>th</sup> Floor, Gandhinagar, in writing, within a period of two months from the date of publication of this notification in the *official gazette*;

**AND WHEREAS**, the Government of Gujarat has considered the suggestions and objections so received on merit;

**NOW THEREFORE**, in exercise of the powers conferred by the section 19 of the said Act, the Government of Gujarat hereby:-

- (a) Sanction the variation to be made in the GIFT Area Development Control Regulation of the said Authority, as set out in Schedule below;
- (b) Specify that the variation so set out shall come into force from the date of this notification.

### **SCHEDULE**

Variation in the GIFT Area Development Control Regulation of the said Authority sanctioned by Government Notification, Urban Development and Urban Housing Department No.GH/V/170 of 2011/ GIFT-102011-2523-L, dtd.19.10.2011.

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1. After Regulation No.5.63 of Part 3 following definitions shall be added

**5.64 Amenities**

Means roads, streets, open spaces, parks, recreational grounds, playgrounds, gardens, water supply, electric supply, street lighting, drainage, sewerage, public works and other utilities, communication network, services and conveniences.

**5.65 Building- Unit**

Means land or plot or part of a land/ plot or combination of more than one land/plot as approved by the Competent Authority. However, where an alignment has been fixed on any road by any Competent Authority, the Building-unit shall mean and refer to the land excluding the portion falling in alignment.

**5.66 Development**

With all its grammatical variations and cognate expressions, means the carrying out of any building, engineering, mining, or other operations in, or over, or under land or the making of any material change in any building or land or in the use of any building or land, and includes layout and sub-division of any land.

**5.67 Front**

Means the main frontage of a Building-unit on the roadside. For Building-units abutting two or more roads, the side along the wider road shall be considered as the front. In case of roads of equal width, the front shall be decided by the competent authority.

**5.68 Ground coverage**

Means the ground area covered by a building including cantilever portion on any floor, excluding margins, common plot, cut-out(open-to-sky) if any.

**5.69 Road / Street Line**

Means the line defining the side limits of a road/street.

**5.70 “Road Width” or “Width of Road / Street”**

Means the whole extent of space within the boundaries of a road when applied to a new road/street, as laid down in the city survey, development plan, Town Planning Scheme or prescribed road lines by any act or law. The clear average width of the existing carriage way and footpaths only on which the building or plot line abuts. The average width shall be computed by taking length of street between two extreme points on Building-unit abutting the street at right angles to the direction of such streets excluding the steps projections, forecourts, open areas of other spaces in front of the building erected or intended to be erected. However, in case where a regular line of street is prescribed by the Competent Authority, such width shall be considered for the purpose of computing building height.

2. After Regulation No.5 of Part 5, following shall be added

**6. Procedure for development of lands other than GIFTCL’s land**

**6.1 Contribution of Land for any development in GIFT area**

For any development in confirmation with permissible zoning or use of newly formed building unit, the owner/ applicant of the land shall contribute land to the competent authority for infrastructure development or any purpose for development of the area. The preliminary layout for such areas shall be prepared by GIFTCL with 50% land contribution towards infrastructure development or any purpose for development of the area. The competent authority may allot the newly formed building unit after the stipulated land contribution on the same land with or without alteration of boundaries or on any land in vicinity of that area. The land contributed for the above-mentioned purpose shall vest with the competent authority free from all encumbrances. Also, such contributed land's mutation entries in the revenue records shall be executed.

**6.2 UDAS for Building Unit:**

- i. The owner/applicant of the land shall apply to GIFTCL for UDAS as per the prescribed format along with the documents and drawings stated at Form: FP-A-01 as a ANNEXURE attached herewith.
- ii. Upon scrutinizing the documents and site verification, final UDAS will be issued along with letter of authority.
- iii. UDAS will be issued with the minimum building unit size of 4000 sq.mt for building height more than 100 meters. The plot amalgamation is allowed.
- iv. However, based on the location and development feasibility, Competent Authority may approve smaller building unit size on the request of the applicant.

**6.3 Fees and charges:****6.3.1 Scrutiny Fees:**

As per clause 2.4 of Part 5 of GIFT area DCR as amended time to time.

**6.3.2 Service and Amenities Fees:**

Service and amenities fees shall be levied at Rs. 550 per sq. ft. of Maximum built up area mentioned in the UDAS for any development and payment schedule with respect to the various stages of development shall be decided by the Competent Authority.

**6.3.3 Development Charges**

Development Charges shall be levied at Rs. 4 per sq.ft. of building unit and at Rs.8 per sq.ft. of Maximum built up area mentioned in the UDAS for any development.

**6.3.4 Other Charges and fees**

Other charges/Fees shall be levied under the provisions of other Act if applicable and/or as instructed by the State Government. In case of any application made, irrespective of any Scrutiny fee paid at the time of making an application, the Competent Authority shall before communicating the decision, ask the applicant to make the remaining payment, if any.

Note: Fees and Charges may be revised by Competent Authority from time to time.

**6.4 Building Regulations:**

- i. All the general development parameters shall be as per the Part 4 of GIFT area DCR as amended time to time unless or otherwise specified here.
- ii. All side Margins, Basement Extent, Maximum Building Extent, permissible height, Maximum BUA will be controlled by UDAS.
- iii. Up to 10% negative variation in maximum BUA mentioned in UDAS may be permitted and finalized at the Development Permission or Occupancy Certificate stage as the case may be.
- iv. Any positive variation than the maximum BUA mentioned in UDAS is subject to permissible building height from AAI.

## ANNEXURE

FORM: FP-A-01Application for Issuance of UDAS

To,  
The Competent Authority,  
GIFT City,  
Gandhinagar

Subject: Application for issuance of UDAS for the land bearing survey no.\_\_\_\_\_, Village\_\_\_\_\_

With reference above subject; I/ We \_\_\_\_\_am/ are having \_\_\_\_\_ Sqm of land in GIFT Area bearing survey number \_\_\_\_\_, village\_\_\_\_\_. To obtain permission for development of \_ (residential/ commercial/ institutional)\_ building on the said land, I/ we request you to issue the Urban design and Architectural Sheet (UDAS) for the above-mentioned land as per GIFT Area Development Control Regulations.

I/We am/ are forwarding herewith the required documents with this application;

SN	Documents Required	Remarks
1	Identity proof of Owner/ Developer	
2	Collector order of Non-Agriculture Permission	
3	Entry of non-agricultural use in 7/12 doc	
4	Measurement Sheet certified by DILR/ Co-ordinated AutoCAD File	
5	Affidavit of the land in the prescribe format	
6	Any other document as required by GIFTCL	

All the information shared in the application is correct, and I take full responsibility for its correctness. I solemnly declare that the information provided is true to the best of my knowledge and belief.

\_\_\_\_\_  
Signature of Applicant/ Date

Name of Applicant: \_\_\_\_\_

Address of Applicant: \_\_\_\_\_

\_\_\_\_\_  
Mobile No.: \_\_\_\_\_

By order and in the name of the Governor of Gujarat,

**PRAKASH DUTTA,**

Officer on Special Duty and Ex-Officio  
Joint Secretary to Government.

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